

CHARTER TOWNSHIP OF MONITOR

ZONING BOARD OF APPEALS

TO PROPERTY OWNERS AND RESIDENTS OF THE CHARTER TOWNSHIP OF MONITOR:

PLEASE TAKE NOTICE that the Monitor Charter Township Zoning Board of Appeals will conduct a public hearing on Thursday, March 20, 2025, at 6:30 p.m., in the meeting room of the Monitor Township Hall, located at 2483 E. Midland Road, Bay City, Michigan 48706, for the purpose of considering a request for variance filed by Jeffrey A. and Kelly J. Glashauser, owners and operators of the property commonly known referred to as J's Korner Store with a legal address of 1002 Midland Road, Bay City, Michigan 48706 and 1018 Midland Road for the house next door. Said store address has recently been changed by the Bay County Central Dispatch Office to 4745 S. Fraser Road, Bay City, Michigan 48706. The request is for a two (2) foot variance for the side yard setback of said store to be eight (8) feet from the property line to be created to sever the existing home and garage to the East from the store. In order to accomplish this land division and/or split, it is necessary to have the property be in compliance with the Zoning Ordinance and in order to have the northerly portion of the lot from the store to the newly defined lot line, it is proposed to be a minimum of eight (8) feet which would require a two (2) foot variance as opposed to the ten (10) foot requirement.

On the South portion of the lot, adjacent to the garage, for the house immediately to the East of this property, it is necessary to draw the property line at a diagonal and have the rear setback for the garage located on 1018 Midland Road to be eight (8) feet from the newly drawn property line instead of the fifteen (15) feet as required by the Zoning Ordinance. Ordinance 67 of the Ordinances of the Charter Township of Monitor is a zoning ordinance which would require a fifteen (15) foot setback for the garage for the parcel that will remain 1018 Midland Road, Bay City, Michigan 48706. The purpose of this variance request is to allow for the division of the property, or split of property while maintaining dimensional setbacks as close to Ordinance requirement so that the newly created property line, which has the store in a Commercial Zone will have a minimum of eight (8) foot setback from the newly defined property line.

You are welcome to attend, have others attend on your behalf and express your views. You may also provide written comments to the Zoning Board of Appeals and inspect the application and the diagram and survey of said property at the offices of the Township Clerk between the hours of 9:00 a.m. and 11:30 a.m. and between 1:30 p.m. to 3:30 p.m., Monday through Thursday excluding holidays.

Pursuant to the ADA, individuals with disabilities may request aid/services within a reasonable time period to participate in the hearing. The Charter Township of Monitor will provide necessary reasonable auxiliary aids and services, such as, signers for the hearing impaired and readers for printed materials being considered at the hearing, to individuals with disabilities who are present at the hearing, upon ten days' notice. Individuals requiring auxiliary aids or services should contact the township by writing or calling: Linda Ferguson, Township Clerk, Charter Township of Monitor, Bay City, Michigan 48706, Telephone: (989) 684-7203, Fax: (989) 684-9234.

Jim Horen
Chairman, Zoning Board of Appeals